

120.0

0010

0003.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
963,100 / 963,100  
963,100 / 963,100  
963,100 / 963,100APPRaised:  
USE VALUE:  
ASSESSED:
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		MORNINGSIDE DR, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: P&M CARUSO FAMILY LLC	
Owner 2: C/O PAUL CARUSO	
Owner 3:	

Street 1: 63 MORNINGSIDE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: CARUSO PAUL--TRUSTEE -	
Owner 2: NAPLES REALTY TRUST -	

Street 1: 63 MORNINGSIDE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 15,292 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Vinyl Exterior and 2552 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15292		Sq. Ft.	Site		0	70.	0.57	4									615,128						615,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		15292.000	348,000		615,100	963,100			
Total Card		0.351	348,000		615,100	963,100	Entered Lot Size		
Total Parcel		0.351	348,000		615,100	963,100	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	377.39	/Parcel: 377.3	Land Unit Type:		

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	348,000	0	15,292.	615,100	963,100	963,100	Year End Roll	12/18/2019
2019	101	FV	272,300	0	15,292.	615,100	887,400	887,400	Year End Roll	1/3/2019
2018	101	FV	272,300	0	15,292.	527,300	799,600	799,600	Year End Roll	12/20/2017
2017	101	FV	272,300	0	15,292.	492,100	764,400	764,400	Year End Roll	1/3/2017
2016	101	FV	272,300	0	15,292.	421,800	694,100	694,100	Year End	1/4/2016
2015	101	FV	247,600	0	15,292.	377,900	625,500	625,500	Year End Roll	12/11/2014
2014	101	FV	247,600	0	15,292.	349,700	597,300	597,300	Year End Roll	12/16/2013
2013	101	FV	247,600	0	15,292.	333,500	581,100	581,100		12/13/2012

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL--TR		1414-4		4/3/2012	Convenience	100	No	No		
CARUSO PAUL & M		1150-30		12/26/1995		100	No	No	F	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2004	252	New Wind	12,300					18 RPLMT WNDWS

## ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	CC	Chris C
1/28/2009	Meas/Inspect	372	PATRIOT
4/19/2000	Inspected	264	PATRIOT
2/16/2000	Measured	268	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	18 - Raised Ranch			Full Bath:	1	Rating:	Average	OF=SINK IN BMT.											
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total: 1			3/4 Bath:		Rating:												
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	2	Rating:	Average												
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:	1	Rating:	Average												
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average												
Color:	WHITE			A Kits:		Rating:													
View / Desir:				Frpl:	2	Rating:	Average												
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	C - Average			<b>CONDOS INFORMATION</b>															
Year Blt:	1963	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:		1	7	3							
Sec Int Wall:		%		Economic:			%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:	4 - Carpet			Total:	18.6	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ:	95.00	<b>COMPARABLE SALES</b>				Heating:									
Bsmnt Gar:	2			Size Adj.: 1.24255073		Rate	Parcel ID	Typ	Date	Sale Price									
Electric:	3	- Typical		Const Adj.: 0.99841499															
Insulation:	2	- Typical		Adj \$ / SQ: 117.855															
Int vs Ext:	S			Other Features: 104000															
Heat Fuel:	2	- Gas		Grade Factor: 1.00															
Heat Type:	3	- Forced H/W		NBHD Inf: 1.00000000															
# Heat Sys:	1			NBHD Mod:															
% Heated:	100			LUC Factor: 1.00															
Solar HW:	NO			Adj Total: 427544															
% Com Wall:				Depreciation: 79523															
				Deprecated Total: 348021															
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:				Juris. Factor:				Before Depr:	117.86										
Model:				Special Features:	0			Val/Su Net:	100.00										
Serial #:				Final Total:	348000			Val/Su SzAd:	196.39										
Year:				Color:															
<b>SPEC FEATURES/YARD ITEMS</b>																			
<b>PARCEL ID</b> 120-0-0010-0003.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18x12	A	AV	1980		0.00	T	31.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:							